



City of Seattle Preliminary Assessment Report

July 25, 2008

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary			
AP/Project No.	6187614	Ground Disturbance	Y
Application Template	BLDG	Description of Work	Construct new 7-story mixed-use building containing +/- 40 residential units, church office & program spaces, and shelter program area. Demo existing 1 & 2-story plus basement office wing of church. Existing 1-story plus basement to remain. Construct new basement within existing basement area, w 2-stories of type V-A
Application Type	CONSTRUCTION AND DEVELOPMENT		
Category	COMMERCIAL		
DPD Review Type	FULL		
Address	901 Stewart St	Permit Remarks	
Location			
Zoning			
King County APN	0660001160	Applicant	PETER GOODALL 911 WESTERN AV #200 SEATTLE WA 98104 (206) 623-1104
Permit Status	Initial Information Collected		
Linked AP/Project Nos.	3009393		
Date PASV Completed	07/16/08	Applicant Email	pgoodall@smrarchitects.com
SDOT Project No			

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Street and Alley Requirements STEWART ST

Relocating an SCL pole may be required at project's expense.

9TH AVE

Relocating an SCL pole may be required at project's expense.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! Call (206) 684-3800 for more information.

DPD Drainage Requirements

Contact: Cristofer K Horbelt, (206) 615-1485, Cristofer.Horbelt@Seattle.Gov

Existing Public Drainage Infrastructure

Combined sewer main location: 9th Ave

Combined sewer main size: 12"

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Combined sewer.

Projects with 2,000 ft² or more of new and replaced impervious surface combined between the right of way and private property shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2).

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system.

DPD Land Use Code Requirements

Contact: Mark J Taylor, (206) 684-5049, mark.taylor@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

STEWART ST

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.
<http://www.seattle.gov/transportation/treeplanting.htm>.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693). Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

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Project is on a designated Green Street in Downtown Seattle. Refer to SDOT Director's Rule 2-07 (<http://web1.seattle.gov/dpd/dirrrulesviewer/>) and DPD Director's Rule 11-2007 for Green Street design guidelines and review process.

A 2' foot setback is required.

Other requirements: 2' setback required per SMC 23.49.056.F.4

Alley Requirements

ALLEY EAST OF SITE

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. See SDOT Street Use for early design guidance on the design details for alley paving.

A 2' foot dedication is required. Refer to CAM 2203

([http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_\(CAMs\)/](http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_(CAMs)/)) and see SDOT Street Use for early design guidance.

SDOT Requirements

Contact: Leo Kaarrekoski

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Design Requirements

STEWART ST

New/replacement sidewalk: See PORR chapter 8.

New/Replacement Curb: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement driveway

New/replacement curb ramps: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

Fire hydrant relocation: See ROWIM section 4.19 and be advised that 4-6 weeks advance notice is required.

Pole relocation: See the ROWIM section 4.16 and seek early design guidance from SDOT Street Use.

Required/proposed parking setbacks/bulbs: See ROWIM chapter 4 and seek early design guidance from SDOT Street Use.

New/replacement planting strip: See PORR chapter 11 and ROWIM section 4.14.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

New/replacement street lighting: See ROWIM section 4.16.

New/replacement traffic signal system: See the ROWIM sections 4.8 and 4.23 and seek early design guidance from SDOT Street Use.

Project is in Central Business District: Some areas in the Central Business District (CBD) contain areaways. Seek early design guidance from SDOT Street Use.

9TH AVE

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New/replacement curb ramps: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement corner curb radius: See ROWIM sections 4.8.2 and 4.8.3.

Fire hydrant relocation: See ROWIM section 4.19 and be advised that 4-6 weeks advance notice is required.

Pole relocation: See the ROWIM section 4.16 and seek early design guidance from SDOT Street Use.

New/replacement planting strip: See PORR chapter 11 and ROWIM section 4.14.

Project is on designated Green Street in Downtown Seattle: See ROWIM chapters 4 and 6 and seek early design guidance from SDOT Street Use.

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Alley Requirements

ALLEY EAST OF SITE

Alley drainage: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

Other requirements: 2 foot alley widening

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Existing Public Infrastructure - Water

Water main location: 9th Ave

Water main size: 8-inch

Water main pipe material: CI

Closest fire hydrant location: NE corner of 9th Ave & Stewart St

Closest fire hydrant distance from property line: 100 ft

Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Please Note: SDOT policy prohibits the removal of trees in the public right-of-way. You are required to design your project to meet SDOT's policy. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal available on the DPD website for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)

7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.